

**MORTGAGE DEED**

Received Kennebec SS.  
10/13/2009 8:12AM  
# Pages 1 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

52-363

**Raymond Gervais and Mary Gervais** of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **Douglas P. Dixon and Rebecca L. Dixon**, of Benton, County of Kennebec and State of Maine with **MORTGAGE COVENANTS**, to secure the payment of Sixty Thousand Dollars and Zero Cents (\$60,000.00) with six percent (6.0%) interest per annum payable in fifty-nine (59) installments and one final balloon payment as provided in a promissory note of even date the land in Waterville, County of Kennebec, and State of Maine bounded and described as follows, to wit:


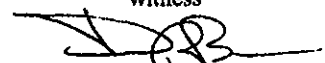
A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows:

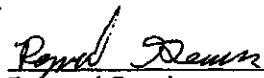
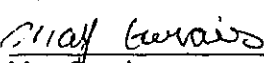
Westerly by Ticonic Street; northerly by land now or formerly of heirs or devisees of John Darveau; easterly by land now or formerly of Sophie Murray and southerly by Butler Court.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the remedies provided by law and may require the entire amount then remaining unpaid under the note secured by this mortgage and under this mortgage to immediately become due and payable.

If all or any part of these premises or an interest therein is sold or transferred by Grantors without Lenders' prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lenders may, at Lenders' option, declare all the sums secured by this Mortgage to be immediately due and payable.

WITNESS my hand and seal this 9th day of October, 2009.

  
witness  
  
witness

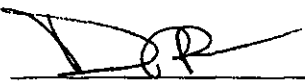
  
Raymond Gervais  
  
Mary Gervais

THE STATE OF MAINE  
Kennebec, ss.

October 9, 2009

Then personally appeared the above named Raymond Gervais and Mary Gervais and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
David R. Butler



David R. Butler  
Notary Public - Maine  
My Commission Expires 10/10/2012

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